



## PLANNING COMMISSION AGENDA

May 11, 2015

6:00 P.M. CITY HALL

### I. ANNOUNCEMENTS:

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### II. MINUTES:

Approval of the April 13, 2015 Planning Commission Meeting Minutes  
Approval of the April 20, 2015 Planning Commission Workshop Minutes  
Approval of the May 8, 2015 Pre-Planning Commission Minutes

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### III. PUBLIC HEARING-SWEARING IN:

*"Do you solemnly swear or affirm that the responses given and statements made in this hearing before the Planning Commission will be the whole truth and nothing but the truth." If so, answer "I do".*

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### IV. PUBLIC HEARING-CONSENT ITEMS:

(All matters included under the Consent Agenda are considered to be routine by the Planning Commission. They will be enacted by one motion in the form listed below, without separate discussion of each item, unless any person present – Planning Commissioner, Planning Staff or citizen -- requests an item or items to be removed from the Consent Agenda. Any item removed from the Consent Agenda will be considered separately at the end of the Consent Agenda. If you would like any of the items below considered separately, please say so when the Planning Commission Chairman announces the Consent Agenda.)

#### A. PC14-1047FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, Chesaco RV

The Applicant is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in association with the final site plan for the property. The Applicant is proposing to provide 1.57 acres of onsite afforestation. (NAC #12)(Marsh)

**B. PC15-048FSL, Final Site Plan, North Side Water Tank**

The City of Frederick is requesting final site plan approval in accordance with Section 852 of the LMC entitled *Public Utilities/Essential Services*, for the construction of a water storage tank at 7516 Hayward Road.  
(NAC #3)(Mark)

**C. PC15-051FSCB, Combined Forest Stand Delineation and Preliminary Forest Conservation Plan, North Side Water Tank**

The City of Frederick is requesting approval of a combined forest stand delineation and preliminary forest conservation plan in association with the final site plan for the property. The Applicant is proposing to mitigate through off-site afforestation. (NAC #3)(Mark)

**D. PC15-290FSCB, Combined Forest Stand Delineation and Preliminary/Final Forest Conservation Plan, Clerestory Park.**

The City of Frederick is requesting approval of a combined forest stand delineation and preliminary/final forest conservation plan for offsite plantings to mitigate the onsite forest requirements associated with the final site plan for the construction of a water storage tank at 7516 Hayward Road. The Applicant is proposing to plant 0.23 acres within Clerestory Park.  
(NAC #4)(Mark)

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**V. CONTINUANCES:**

**E. PC-15-049FSL, Final Site Plan Waverley View**

The Applicant is requesting a 30 day continuance to the June 8, 2015 Planning Commission hearing. (NAC #5)(Reppert)

**F. PC14-1037FSU, Final Subdivision Plat, Wormans Mill Lot 8RR, Section 1**

The Applicant is requesting a 30 day continuance to the June 8, 2015 Planning Commission hearing. (NAC #4 and 7)(Mark)

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**VI. NEW BUSINESS:**

**G. PC14-1046FSL, Final Site Plan, Chesaco RV**

The Applicant is requesting final site plan approval for the expansion of the existing RV sales operation located at (NAC #12)(Marsh)

**H. PC14-982FSL, Final Site Plan, Chick-fil-A**

The Applicant is requesting final site plan approval for the construction of a 4,967 square foot fast food restaurant with drive through at the northwest corner of MD 26 and Monocacy Blvd.

The Applicant is also requesting modifications to Section 607 of the Land Management Code (LMC) entitled *Parking and Loading Standards*. (NAC #4)(Reppert)

**I. PC15-207MU, Master Plan, Spring Bank**

The Applicant is requesting to revise the previously approved master plan application for the property located on the east side of Worman's Mill Road for the purposes of changing the percentage of land allocated towards residential and nonresidential uses. (NAC #4)(Reppert)

*This is the first of two required public hearings.*

**J. PC15-202MU, Master Plan, Bowersox**

The Applicant is requesting to revise the previously approved master plan application for the property located on the east side of Worman's Mill Road for the purposes of changing the percentage of land allocated towards residential and nonresidential uses.

The Applicant is requesting a modification to Section 417, *Mixed Use Districts (MU-1 and MU-2)*, Table 417-1 of the Land Management Code (LMC) to eliminate the nonresidential component in its entirety (NAC #4)(Reppert)

*This is the first of two required public hearings.*

**K. PC15-171ZMA, Zoning Map Amendment, 419 W South Street (Frederick County Jail/Rescue Mission) Historic Preservation Overlay (HPO)**

The Historic Preservation Commission is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the designation of a Historic Preservation Overlay (HPO) on the property located at 419 W South Street. (NAC #11)(Martinkosky)

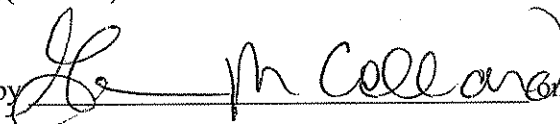
**L. PC15-109ZMA, Zoning Map Amendment, Summers Farm**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen for the rezoning of approximately 100 acres located west of Mt. Phillip Road, south of Alt Route 40, from Mixed Use (MU-1) to Low Density Residential (R4), also partially located within the Highway Noise Overlay (HNO). (NAC#8)(Collard)

**M. PC09-064ANX, Annexation Amendment, Summers Farm**

The Applicant is requesting a recommendation from the Planning Commission to the Mayor and Board of Aldermen on proposed amendments to 2009 Annexation Resolution 09-17 for the annexation of approximately 100 acres located west of Mount Phillip Road, south of Alt Route 40,. (NAC #8)(Collard)

Approved for release by

 on 5/4/2015

*A complete and final agenda will be available for review prior to the meeting at the Planning Department located at 140 West Patrick Street and on the Internet at [www.cityoffrederick.com](http://www.cityoffrederick.com). The meeting will be broadcast live on City Government Cable Channel 99 as well as streamed and archived on the City's website at [www.cityoffrederick.com](http://www.cityoffrederick.com). For information regarding the agenda, minutes, or public meetings of the Planning Commission please contact Carreanne Eyler at (301) 600-6273. Individuals requiring special accommodations are requested to call 5 days prior to the meeting to make arrangements.*

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